

## RESOURCE DOCUMENT 1: GALLATIN COUNTY PROFILE

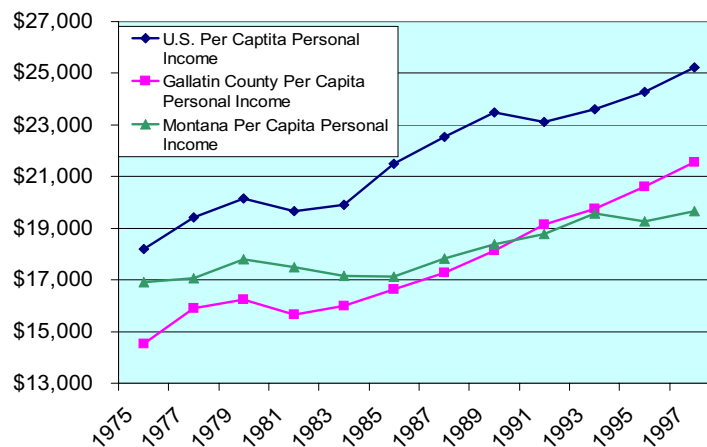
### Gallatin County Growth Policy “A Shared Vision for a New Century”

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#### 1.3.5 Per Capita Personal Income in Gallatin County

**Current Situation:** In 1997, the per capita personal income in Gallatin County reached \$21,556, compared to the Montana level of \$19,660. Per capita income grew by 15% between 1990 and 1997.<sup>39</sup> Steady economic growth and employment levels appear to be supporting rapid growth throughout Gallatin County. Despite steadily increasing jobs and income in Gallatin County, per capita personal income trails the national average which reached \$25,288 in 1997. Economic growth will need to continue at peak rates to match the national average.

**PER CAPITA PERSONAL INCOME (1997 dollars)**



Source: Bureau of Economic Analysis, REIS; Inflation factor provided by the Sonoran Institute

#### 1.3.6 Earnings Per Job in Gallatin County

Although per capita personal income in Gallatin County is significantly higher than the state average and is on the rise, earnings per job in Gallatin County are significantly less than the state average and, adjusted for inflation, are at lower rates than the 1970s. This indicates that the growth in wages and Total Personal Income has not kept pace with the rapid increase in jobs in Gallatin County. In 1997, the average earning per job in Gallatin County was \$20,467, compared to \$21,220 in Montana and \$30,842 nationally.<sup>40</sup>

It is interesting to note that the per capita personal income in Montana is lower than the average earning per job, while per capita personal income in Gallatin County is higher than the average earning per job. This discrepancy may be ascribed to the percent of the population employed in each area and the available work force, as well as the large number of students in the local labor

<sup>39</sup> Calculated in 1997 dollars, inflation factor provided by the Sonoran Institute; Figures from the Bureau of Economic Analysis, REIS.

<sup>40</sup> The Sonoran Institute, source data from BEA, REIS

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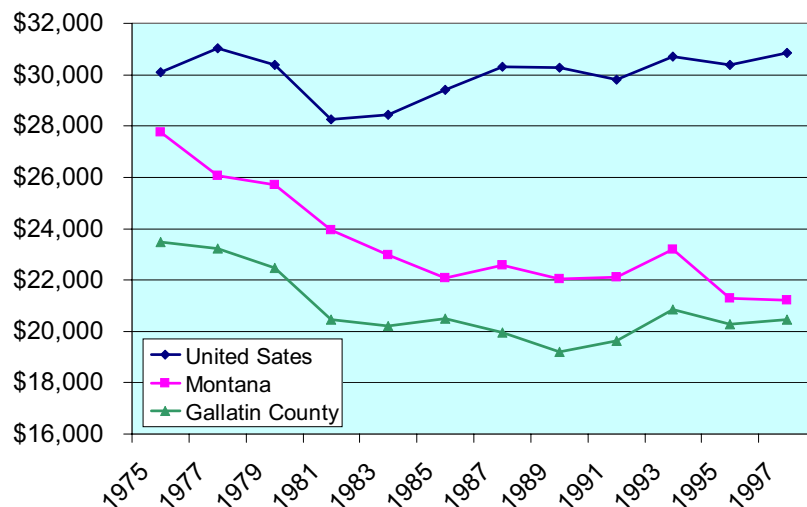
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market. While only 51% of the total state population was employed in 1999, nearly 64% of the Gallatin County population was employed. Likewise, the available work force throughout Montana constituted almost 54% of the total population in 1999, while nearly 66% of the Gallatin County population was eligible for work.<sup>41</sup>

Essentially, it appears that more residents in are working for less pay, keeping average earnings per job lower than the state average while propelling per capita personal income to a higher level than the state average—both measures significantly lower than the national average.

#### AVERAGE EARNINGS PER JOB (1997 dollars)



Source: The Sonoran Institute; derived from the Bureau of Economic Analysis, REIS

<sup>41</sup> Calculated from the MDL&I Office of Research and Analysis. This does not represent the total number of occupied full and part-time jobs due to 2<sup>nd</sup> and 3<sup>rd</sup> job holders. A Comparison of 1997 REIS total job data to MDL&I employment figures demonstrated additional jobs constituting 12% of the Montana population and 13% of the Gallatin County population. Presumably, these are occupied by individuals as 2<sup>nd</sup> and 3<sup>rd</sup> jobs.

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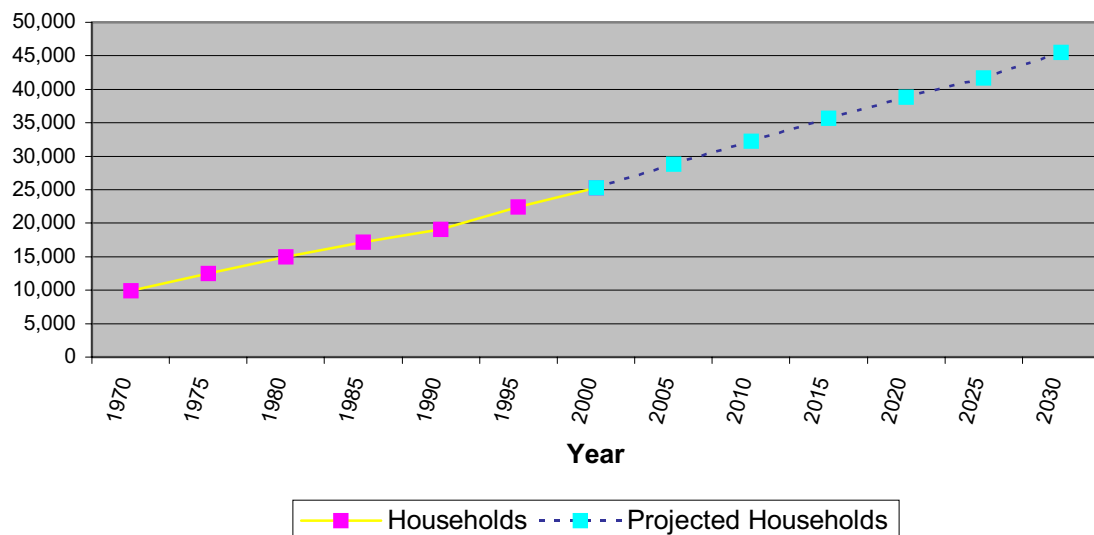
### 1.4 HOUSING AND AFFORDABILITY IN GALLATIN COUNTY.

In order to accommodate rising population within Gallatin County, housing development has been increasing at similarly rapid rates. Between 1990 and 1999, the total number of households increased by 29 %, providing housing for nearly 14,000 new residents based on the 1999 average household size.<sup>42</sup> Despite the high rate of new construction within the County, housing assistance programs have been operating at peak levels due to rapidly increasing housing costs. The Human Resources and Development Council, which administers Montana Department of Commerce Section 8 Housing Assistance for Gallatin, Meagher and Park Counties, has maintained a two-year 500 person waiting list for the past five years.<sup>43</sup> In addition, the average value of owner-occupied housing units doubled between 1990 and 1998 in the Bozeman area, from \$70,114 to \$141,070.<sup>44</sup>

#### 1.4.1 Total Number of Households 1970-2030

**Current Situation:** In 1999, there were approximately 24,650 occupied housing units in Gallatin County. The average number of persons per household since 1970 has decreased from 2.92 to 2.45. By 2030, projections predict the addition of over 20,000 new households which will decrease the average number of persons per household to 2.41, while keeping pace with projected population increases.<sup>45</sup>

#### HOUSEHOLDS IN GALLATIN COUNTY



<sup>42</sup> Woods & Poole Economics, Inc., Washington, DC ©2000.

<sup>43</sup> HRDC

<sup>44</sup> Gallatin Association of Realtors

<sup>45</sup> Woods & Poole Economics.

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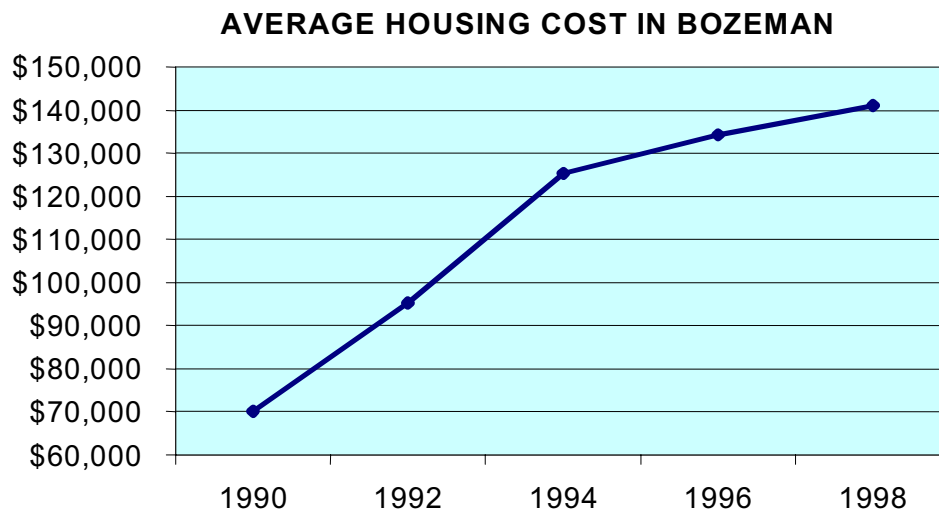
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#### 1.4.2 Average Cost of Housing in Gallatin County and Bozeman

**Current Situation:** Despite the high rate of construction and housing accommodation in Gallatin County, housing costs are rising dramatically. In January 2000, the average price for a home in the county on less than one acre was estimated at \$157,040, while prices in Bozeman increased by just over 100% between 1990 and 1998.<sup>46</sup>

Compared to personal per capita income, housing affordability for the average county resident is very low. This is perhaps one of the most important issues facing Gallatin County. If real estate continues to rise at current rates, it will not be able to support average wage grade employment, especially in the retail trade industry, and livability will decrease throughout the county.



Source: Gallatin Association of Realtors

#### 1.4.3 Housing Assistance Programs

**Current Situation:** The Human Resources Development Council provides rental assistance through the Montana Department of Commerce Section 8 Housing Assistance Program in addition to placement assistance, administration of low income housing developments, and emergency services assisting homeless individuals and preventing eviction of low income renters. In Gallatin County the HRDC manages five affordable housing communities and provides placement assistance in eight Housing Projects. In addition to the HRDC, the Salvation Army and select church groups provide emergency services to prevent homelessness and eviction.<sup>47</sup>

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<sup>46</sup> Gallatin Association of Realtors

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